

Core Transect Zone

1. Permitted Uses.

a. Permitted Uses

- i. Health fitness facilities
- ii. Indoor amusement/entertainment facilities
- iii. Libraries, museums, and galleries
- iv. Studios – art, dance, martial arts, music, etc.
- v. Residential
- vi. Alcohol sales, off-site
- vii. Art, antiques, collectible, and gift stores
- viii. Theaters
- ix. Bakeries
- x. Convenience stores (without motor fuel sales)
- xi. Drug stores
- xii. General retail
- xiii. Hardware stores (without outdoor storage)
- xiv. Restaurants
- xv. Bars/Nightclub
- xvi. Automated teller machines (ATMs)
- xvii. Banks and financial institutions
- xviii. Business support services
- xix. Conference facilities
- xx. Hotels and motels
- xxi. Offices
- xxii. Personal services
- xxiii. Pet stores
- xxiv. Parking facilities



- b. Only retail/commercial uses are permitted on the ground level. The second level and above are permitted for commercial or residential uses. Residential use within the Core Transect cannot exceed 20% of the total land use.

2. Development Standards.

- a. Each building along N. McCulloch Boulevard must be a minimum of two stories and located to the front property line. A one story building maybe allowed if compatible with adjacent development and approved by the Planning Commission through the Design Review process. All main floor businesses which front to N. McCulloch Boulevard must have their primary entrance face the street. Entrances for residential uses are not allowed to face N. McCulloch Boulevard. A 20-foot wide pedestrian access from N. McCulloch Boulevard to the rear



parking structures and/or parking areas is required within each block every 250 feet. Within the smaller blocks that may require only one access, the access should be centrally located.

Figure 2 – Typical Block Development

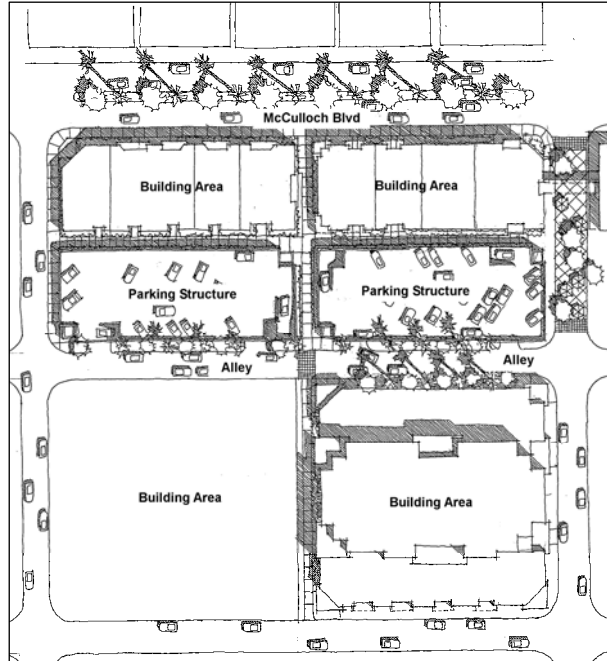


Figure 2 indicates the typical block development for properties along McCulloch Boulevard that are designated for parking structures. The block development shown in Figure 2 will pertain to Tract 100, Block 5, Tract 140, Block 1, and Tract 161, Block 5 within the Core Transect.

- b. The architectural features of buildings must include facades that have prominent cornice and expression lines and windows. The expression lines and cornices must be decorative molding and jog in the surface plane of the building. No neon or similar type building accent is allowed. Each building is required to have an arcade, awning, canopy, colonnade, or similar type feature facing the street. Features that require a column support must extend over the sidewalk area in front of the building 8 feet but no closer than 2 feet to face of curb and be a minimum of 12 feet in height as shown in Figure 3. Features that do not require a column support can extend over the sidewalk area in front of the building up to 10 feet but no closer than 2 feet to face of curb and be a minimum of 12 feet in height as shown on Figure 3A. Upper levels of the buildings may have balconies above 15 feet in height and not to exceed a depth of 5 feet.

Figure 3 - Overhang With Support Column

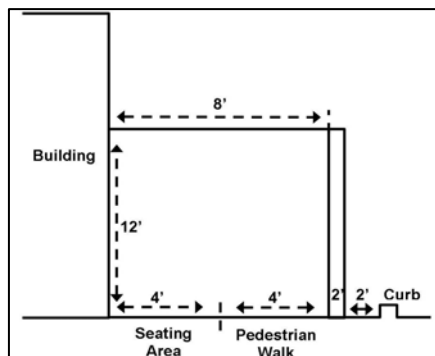
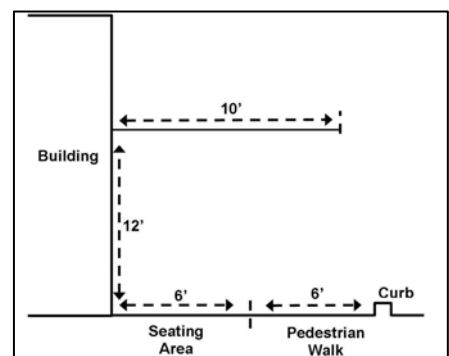


Figure 3A - Overhang Without Support Column



The architectural features are defined as follows:

- *Arcade* means a series of columns topped by arches that support a permanent roof over a sidewalk
 - *Awning* means a flexible roof-like cover that extends out from an exterior wall and shield a window, doorway, sidewalk, or other spaces below from the elements.
 - *Balcony* means an open portion of an upper floor extending beyond (or indented into) a buildings exterior wall.
 - *Canopy* means an awning like projection from a wall that is made of rigid materials and is permanently attached to the principal façade of a building.
 - *Cornice* means a decorative horizontal feature that projects outward near the top of an exterior wall
 - *Expression line* means a decorative horizontal feature that projects outward from an exterior wall to delineate the top of the first story of a building.
 - *Gallery* is a similar to an arcade except that it is supported by vertical columns without arches.
- c. A developer is permitted to encroach within the sidewalk right-of-way for the development of overhangs outlined in Paragraph B. All uses and development within the sidewalk right-of-way must comply with the following regulations:
- i. All permitted encroachments of the sidewalk shall maintain a minimum sidewalk width of 4-feet or 6-feet as shown in Figure 3 and Figure 3a.
 - ii. The property owner shall agree to indemnify the City harmless for and from any and all losses, claims, suits, and damages in any way arising from, relating to or connected with the property owners activities undertaken pursuant to the encroachment, the property owner will protect and restore all property, both public and private, damaged as a results of the property owners activities, and obtain and maintain liability insurance if required by the City.
 - iii. All awnings, canopies, arcades, cornices, galleries, etc., constructed or maintained across the public right-of-way shall be securely and safely attached to and supported by the structure to which it is attached and



shall not extend closer than 2-feet from face of curb as shown in Figure 3 and Figure 3a.

- iv. Restaurants/cafes may use the public right-of-way for outdoor seating/dining during regular business hours with the following conditions:

1. All services to support the outdoor seating shall be supplied from within the building and no additional advertising or signage will be allowed within the public right-of-way.

2. Pedestrian walkways shall not be split. The outdoor seating area shall extend laterally no further than the building frontage of the business with which it is associated.



3. The outdoor seating shall not obstruct sidewalk pedestrian traffic or create public health and safety hazards and shall leave a minimum clear distance of 4-feet or 6-feet as shown in Figure 3 and Figure 3a.

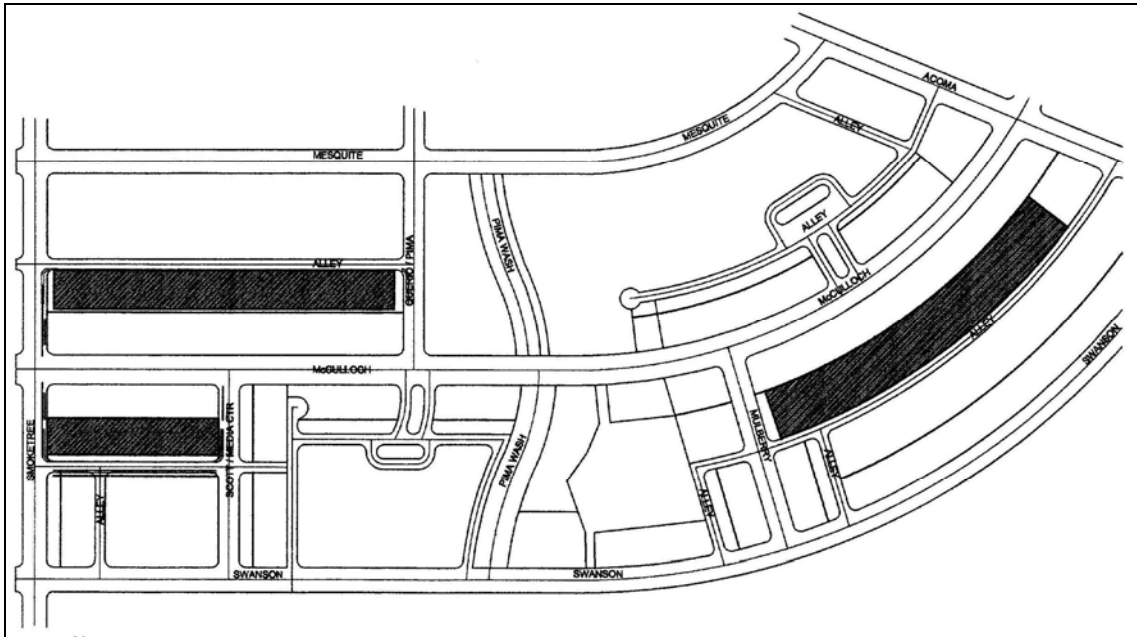
4. At the close of each business day, all equipment, furniture, and other appurtenances shall be removed entirely from the public right-of-way.

- d. Exterior finishes of buildings must be of a non-combustible material and be compatible with existing development.
- e. Building height cannot exceed 60 feet. Twenty percent of the roof area can be used to exceed the building height for stairways, parapets, elevator shafts, air conditioners, mechanical rooms and other similar type features.
- f. Properties that have parking areas that back to alleys can provide accessory mixed use buildings along those alleys to create a buffer from the interior parking areas. Development along the alley can only occur if the developer provides/compensates for the intended interior parking structures. The accessory mixed use building cannot exceed 50% of the primary buildings square footage. Residential uses are not allowed on the first level and the building cannot exceed a building height of 30 feet.

3. Parking.

- a. Parking requirements for retail/commercial uses within the Core Transect shall comply with Section 14.36.030. A property owner can pay a fee in lieu of providing parking spaces not to exceed 50% of code required parking spaces or 20 total spaces, whichever is less. The parking in lieu of fee cannot be used for residential uses. Section 14.12.050(G) for specific requirements.
- b. Parking requirements for residential uses within the Core Transect shall be as follows:
 - i. One parking space per unit.
 - ii. All required parking must be covered.
 - iii. No RV or guest parking is required. The parking of an RV within the Core Transect is prohibited.
- c. Parking structures are allowed up to a maximum height of 48 feet. The parking structures are intended to be built within the existing parking-in-common areas indicated on Figure 4, but not strictly limited to these areas.

Figure 4 – Parking Structure Locations



4. Landscaping.

- a. Minimum landscaping requirements shall be in conformance with the Uptown McCulloch Main Street District Landscaping Plan.

- b. Landscaping within the right-of-way as part of an improvement district is credited towards meeting the minimum landscaping standards for a lot.

5. Streetscape.

- a. Development of a property within the Core Transect must implement streetscape standards outlined in the Uptown McCulloch Main Street District Streetscape Standards.